



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक - नाशिक विभागीय पुरवणी

वर्ष - ४, अंक - ४ ]

गुरुवार, मार्च १९, २०१५ / फाल्गुन २८, शके १९३६

[ पृष्ठे ८, किंमत : २.००

असाधारण क्रमांक ४

प्राधिकृत प्रकाशन

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai - 400 032

Dated 9th March 2015

***The Maharashtra Regional and Town Planning Act, 1966***

No. TPS-3514/29/CR-25(A)/2014/UD-9.— Whereas, the Faizpur Municipal Council (district Jalgaon) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 149, dated the 25th March 2011, declared its intention under Section 23 read with Section 38 of the said Act, to prepare Draft Development Plan (Second Revised) for the area within the original limits of the Faizpur Municipal Council and notice of such declaration was published at page 1268, in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 12th May 2011 to the 18th May 2011 ;

and whereas, the said Planning Authority after carrying out survey of the entire land within its jurisdiction as required under Section 25 of the said Act, prepare a Draft Development Plan and published a notice under sub-section (1) of Section 26 of the said Act to that effect at pages 3 to 4, in the Maharashtra Government Gazette, Nashik Division Supplement, dated the 2nd May 2013 to the 8th June 2013 for inviting suggestions and objections in respect of the published Draft Development Plan ;

and whereas, after considering the suggestions and objections received on the aforesaid published Draft Development Plan, the Planning Committee submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* its Resolution No. 64, dated the 20th July 2013, made certain modifications in the published Draft Development Plan under section (4) of Section 28 of the said Act, and published the Draft Development Plan so modification for information of public under sub-section (4) of Section 28 of the said Act, by a notice published at pages 5 to 6 in the Maharashtra Government Gazette, Nashik Division Supplement, dated the 15th August 2013 to the 21st August 2013 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the aforesaid modified Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") to the Government of Maharashtra for sanction *vide* its letter, dated the 18th September 2013.

and whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act as amended by Maharashtra Act No. 10 of 2011 which came into force with effect from the 5th April, 2011, the said draft Development Plan is required to be sanctioned by the Government not later than six months from the date of receipt of such Draft Development Plan from the Planning Authority or within such period upto six months as may be extended by the Government, also excluding the periods of Ideal Code of Conduct in regard to the General Elections, imposed by the concerned Election Authorities ;

and whereas, in accordance with sub section (1) of section 31 of the said Act after making necessary enquiry and after consulting the Director of Town Planning Maharashtra state, Pune, the State Government has decided to sanction the part of the said draft ; Development Plan with some modifications as specified in SCHEDULE - A appended hereinto excluding both, the substantial modifications which are shown on the plan verged in Pink colour and marked as Excluded Portion *i.e.* EP-1 and EP-2, as specified in SCHEDULE-B, appended to the Government Notice No. TPS-3514/29/CR-25(A)/2014/UD-9, dated the 9th March 2015 the Draft Development Control Regulation.

Now, therefore, in exercise of the powers conferred by sub section (1) of the section 31 of the said Act and of all other powers enabling it on that behalf, the Government by Maharashtra hereby—

(a) Extends the period prescribed under sub section (1) of section 31(1) of the said Act, for sanctioning the said draft Development Plan upto and inclusive of the 9th March, 2015.

(b) Sanctions the said draft Development Plan (Original Limit) (Second Revised) for the Faizpur Municipal Council, excluding both, the substantial modification as specified Schedule- B, appended to the Notice No. TPS-3514/29/CR-25(B)/2014/UD-9, dated 9th March 2015 and the Draft Development Control Regulations,

(c) Declares that, "The Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra" sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November, 2013, are applicable for the area of the Faizpur Municipal Council for which the said Development Plan has been prepared.

(d) Declares that, the final Development Plan (Part) for the area of the Faizpur Municipal Council, shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

The aforesaid part Final Development Plan of the Faizpur Municipal Council (Original Limit) (Second Revised), sanctioned by the Government (hereinafter referred to as "the aforesaid Sanctioned Development Plan") shall be kept for inspection by the public during office hours on all working days for a period of

1 month from the date of coming into force of this Notification, in the office of the Chief Officer, Faizpur Municipal Council, district Jalgaon.

The reservations / allocations / designations which do not appear in the Schedule of sanctioned modifications and in the schedule of proposed modifications, are hereby sanctioned for the respective purpose as designated in the Development Plan. Areas of reserved sites mentioned in the report of the aforesaid Sanctioned Development Plan are approximate and subject to actual measurement on site as per boundary shown on the Final Development Plan.

The Private or Rental premises designated in Public / Semi-Public Zone, shall continue to be in such zone as long as Public / Semi-Public user exists. Otherwise the Chief Officer, Faizpur Municipal Council, district Jalgaon shall allow development permission on such lands considering adjoining major land use zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

Draftsman's error which is required to be corrected as per actual situation on site / or as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer, Faizpur Municipal Council, district Jalgaon after due verification and prior approval from the Director of Town Planning, Maharashtra State, Pune.

## SCHEDULE - A

## THE MODIFICATION SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3514/29/CR-25(A)/2014/UD-9, DATED 9TH MARCH 2015]  
DEVELOPMENT PLAN OF FAIZPUR (SECOND REVISED)

Sr. No.	Modification No.	Survey No./ Plot No.	Proposals of Draft Development Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Proposals as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Modification as sanctioned by the Government under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966.
1	2	3	4	5	6
1	MG-1	Gat Nos. 1393(Pt.), 1394(Pt.), 1395(Pt.), 1396(Pt.), 1397(Pt.), 1398(Pt.), 1399(Pt.), 1400(Pt.), 1401(Pt.), 1402(Pt.), 1403, 1404(Pt.), 1405(Pt.), 1406(Pt.), 1417(Pt.), 1418(Pt.)	"Site No. 8- Primary School and Playground."	"Site No. 8-Primary School & Playground" is deleted and the land thus released is included in Residential Zone.	"Site No. 8-Primary School & Playground" is deleted and the land thus released, is included in Residential Zone, as shown on the Plan.
2	MG-2	Gat No. 687 (Pt.)	"Site No. 27- Municipal Complex."	"Site No. 27- Municipal Complex."	The designation of "Site No. 27" is changed from "Municipal Complex" to "Municipal Complex (Town Hall, Shopping Centre and Parking).

3	MG-3	Gat No. 933 (Pt.) (Original Survey No. 212/1)	"Site No. 14- Library."	As per the Hon'ble Mumbai High Court's decision, dated the 16th January 2014 in writ Petition No. 2021/2013, Site No. 40-Library" proposed on the land bearing Gat No. 933 (Pt.) (Original Survey No. 212/1), in the sanctioned First Revised Development Plan of Faizpur, is lapsed. So, "Site No. 14-Library" proposed on the land bearing Gat No. 933 (Pt.) (Original Survey No. 212/1), in the Draft Second Revised Development Plan of Faizpur, is deleted and the land thus released is included in Residential Zone, as shown on the Plan.
4	MG-4	Gat No. 1391 (Pt.)	"Site No. 9-Playground" (Pt.) (on the Development Plan & in Development Plan Report)	Gat No. 1391 (Pt.) shown under "Site No. 9-Playground" (on the Development Plan and in Development Plan Report) is corrected as Gat No. 1392 (Pt.) and subsequently Gat No. 1392 (Pt.) shown in Residential Zone, on the Development Plan is corrected as Gat No. 1391 (Pt.)] as shown on the Plan.
		Gat No. 1391 (Pt.)	Residential Zone	

This Notification shall also be available on the Government website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

*By order and in the name of the Governor of Maharashtra,*

**SANJAY V. BARAI,**

Section Officer to Government.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai - 400 032

Dated 9th March 2015

***The Maharashtra Regional and Town Planning Act, 1966***

No. TPS-3514/29/CR-25(B)/2014/UD-9.— Whereas, the Faizpur Municipal Council (district Jalgaon) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 149, dated the 25th March 2011, declared its intention under Section 23 read with Section 38 of the said Act, to prepare Draft Development Plan (Second Revised) for the area within the original limits of the Faizpur Municipal Council and notice of such declaration was published at page 1268, in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 12th May 2011 to the 18th May 2011 ;

and whereas, the said Planning Authority after carrying out survey of the entire land within its jurisdiction as required under Section 25 of the said Act, prepare a Draft Development Plan and published a notice under sub-section (1) of Section 26 of the said Act, to that effect at pages 3 to 4, in the Maharashtra Government Gazette, Nashik Division Supplement, dated the 2nd May 2013 to the 8th June 2013 for inviting suggestions and objections in respecting the published Draft Development Plan ;

and whereas, after considering the suggestions and objections received on the aforesaid published Draft Development Plan, the Planning Committee submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* its Resolution No. 64, dated the 20th July 2013 made certain modifications in the published Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the Draft Development Plan so modified for information of public under sub-section (4) of Section 28 of the said Act, by a notice published at pages 5 to 6, in the Maharashtra Government Gazette, Nashik Division Supplement, dated 15th August 2013 to the 21st August 2013 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the aforesaid modified the Draft Development Plan (hereinafter referred to as “the said Draft Development Plan”) to the Government of Maharashtra for sanction *vide* its letter, dated the 18th September 2013;

and whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act as amended by Maharashtra Act No. 10 of 2011 which came into force with effect from the 5th April 2011, the said Draft Development Plan is required to be sanctioned by the Government not later than six months from the date of receipt of such Draft Development Plan from the Planning Authority or within such period upto six months as may be extended by the Government, also excluding the periods of Ideal Code of Conduct in regard to the General Elections, imposed by the concerned Election Authorities ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act ; after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a part of the said Development Plan of Faizpur (Second Revised) *vide* Notification No. TPS-3514/29/CR-25(A)/2014/UD-9, dated the 9th March 2015 excluding the substantial modifications proposed by the Government, which are shown on the Plan, verged in Pink colour as specified in Schedule-B appended hereto ;

and whereas, the substantial modifications proposed by the Government, are excluded from the aforesaid sanctioned Plan and are as shown on the Plan, verged in Pink colour and marked as excluded part i.e. EP-1, EP-2 ..... etc.

Now, therefore, in exercise of the powers conferred under Section 31(1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby--

(a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the Schedule-B appended hereto, of the period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette.

(b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions /objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.

2. Only the suggestions or objections regarding substantial modifications mentioned in Schedule-B that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his office at Divisional Commissioner Campus, Nashik Road, Nashik - 422 101 within the stipulated period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette shall be considered.

3. Copy of the said notice along with Schedule-B and the plan showing the proposed substantial modifications shall be available for inspection to general public at the following office during office hours on all working days.

- (1) The Joint Director of Town Planning, Nashik Division, Nashik
- (2) The Assistant Director of Town Planning, Jalgaon Branch, Jalgaon.
- (3) The Chief Officer, Faizpur Municipal Council, District Jalgaon.

## SCHEDULE - B

## SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

## [ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3514/29/CR-25(B)/2014/UD-9, DATED THE 9th MARCH 2015] DEVELOPMENT PLAN OF FAIZPUR (SECOND REVISED)

Sr. No.	Excluded Part	Survey No./ Plot No.	Proposal of Draft Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Modification of substantial nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	5	6
1	EP-1	Gat Nos. 652(Pt.), 653(Pt.), 654(P.), 662(Pt.), 663(Pt.), 676(Pt.), 677(Pt.), 678(Pt.)	"Site No. 30- Playground."	The land admeasuring 0.52 Ha. bearing Gat Nos. 654(Pt.), 662(Pt) and 663(Pt.) is deleted from "Site No. 30-Playground" and the land thus released, is included in Residential Zone.	"Site No. 30-Playground" is proposed to be reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
2	EP-2	Gat Nos. 935(Pt.), 936(Pt.), 947(Pt.), 968(P.), 969.	"Site No. 15- Park"	The land admeasuring 0.045 Ha. bearing Gat No. 947(Pt.) is deleted from "Site No. 15-Park" and the land thus released, is included in Residential Zone.	"Site No. 15-Park" is proposed to be reinstated as per the plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.

This Notification shall also be available on the Government website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

*By order and in the name of the Governor of Maharashtra,*

**SANJAY V. BARAI,**

Section Officer to Government.